

PART 3 – AREA-SPECIFIC MATTERS / PRECINCT / Motukiekie Island precinct

Motukiekie Island precinct

Overview

Motukiekie Island is approximately 29 hectares in area located in the outer Bay of Islands that has been privately owned since 1869. The Island was cleared of vegetation and grazed by sheep until the 1960’s. Although pastoral grazing is no longer undertaken, the island is included within the Rural Production zone due to its historic use for that purpose.

The majority of the Island is now covered in mixed native and exotic vegetation, with areas of exotic species (Norfolk Island Pine, eucalyptus, Japanese cedar and Morton Bay fig) alongside widespread kanuka and a mixed understorey of indigenous vegetation. Pohutukawa are present around the coastal fringes of the island, and the indigenous climbing vine kiekie (from which the Island derives its name) is present.

Conservation planting works and predator control have been carried out across the island by the owners since 2004. The Island is now a predator free island that is part of Project Island Song and is monitored by DOC. Active conservation of the Island has substantially enhanced the ecological and natural values and habitat for fauna. That has supported recolonisation by threatened native birds as part of “Ipipiri” the eastern Bay of Islands pest-free wildlife sanctuary.

Existing and future development is located within the building areas identified in the Motukiekie Island Precinct Plan. Outside of the identified building areas, conservation and enhancement of the natural and ecological values is promoted.

The location, scale, design and colour of buildings on the island need to be carefully managed so as to protect the natural and cultural values of the Island. This is managed through the rules and standards of the Rural Production zone and Motukiekie precinct along with the Coastal Environment and Natural Environment Values Overlays that apply to the Island.

Development will be undertaken in accordance with the Motukiekie Island Precinct Plan, to support the restoration and enhancement of the Island’s conservation and habitat values.

The zoning of the land within the Motukiekie Island precinct is Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

- Any precinct rules with the same activity description prevail over the equivalent Rural Production zone rules.
- Rural Production Rules RPROZ-R10 to RPROZ-R37 do not apply to the precinct.
- Rural Production zone standards do not apply to the precinct.

The underlying Rural Production zone rules apply when the precinct does not include a rule for the same activity.

The island is located within the Coastal Environment and an area of High Natural Character (HNC317) and is also identified as an Outstanding Natural Landscape. The objectives and policies in the Natural Features and Landscapes and Coastal Environment chapters apply in addition to the provisions of the precinct. In specified instances listed under the Advice Notes below, the precinct provisions prevail over certain provisions in the Coastal Environment and Natural Features and Landscapes chapters.

All other District-Wide objectives, policies, rules and standards in Part 2 of the District Plan apply.

<u>Objectives</u>	
<u>PRECX-O1</u>	<u>Land use on Motukiekie Island is of a scale and type that compliments and is consistent with the natural character and landscape values of the island.</u>
<u>PRECX-O2</u>	<u>The natural character of the coastal environment, natural landscapes and cultural values, and environmental quality of Motukiekie Island is maintained and enhanced for current and future generations.</u>
<u>PRECX-O3</u>	<u>The ecological values of Motukiekie Island are protected and enhanced.</u>

Policies	
<u>PRECX-P1</u>	<u>Enable the development of no more than 3 residential units in addition to the existing dwelling and consented caretakers' dwelling, where development is of appropriate scale and is located in the building areas defined on the Motukiekie Island Precinct Plan.</u>
<u>PRECX-P2</u>	<u>Provide for minor additions and external alterations to lawfully established buildings and structures where any significant adverse effects are avoided and any other adverse effects can be avoided, remedied or mitigated.</u>
<u>PRECX-P3</u>	<u>Ensure development is in accordance with Motukiekie Island Precinct Plan and Building Guidelines.</u>
<u>PRECX-P4</u>	<u>Encourage the enhancement of ecological and natural values by enabling ongoing conservation activities on Motukiekie Island.</u>
<u>PRECX-P5</u>	<p><u>Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Motukiekie Island precinct:</u></p> <ul style="list-style-type: none"> a. <u>compliance with the Motukiekie Island Precinct Plan;</u> b. <u>the natural character of the coastal environment;</u> c. <u>the presence or absence of structures, buildings or infrastructure;</u> d. <u>the location, scale and design of any proposed development;</u> e. <u>the temporary or permanent nature of any adverse effects;</u> f. <u>the need for and location of earthworks or vegetation clearance;</u> g. <u>effects from natural hazards;</u> h. <u>satisfactory disposal of wastewater and stormwater;</u> i. <u>effects on ecological values;</u> j. <u>effects on historic heritage values; and</u> k. <u>the provision for a potable and firefighting water supply.</u>

Rules

Notes:

1. **The rules in Part 2 – District-Wide Matters apply in addition to these rules, except that the following do not apply:**
 - a. Any precinct rules with the same activity description prevail over the equivalent Coastal Environment and Natural Features and Landscapes rules.
 - b. CE-R3 Earthworks or indigenous vegetation clearance (does not apply to earthworks or indigenous vegetation clearance associated with the activities addressed in PRECX-R6). CE-S1 Maximum height, CE-S2 Colours and materials and CE-S3 Earthworks or indigenous vegetation clearance (apply only to the extent specified in PRECX-R1 and PRECX-R6.)
 - c. NFL-R3 Earthworks or indigenous vegetation clearance (does not apply to earthworks or indigenous vegetation clearance associated with the activities addressed in PRECX-R6). NFL-S1 Maximum height, NFL-S2 Colours and materials and NFL-S3 Earthworks or indigenous vegetation clearance (apply only to the extent specified in PRECX-R1 and PRECX-R6).

PRECX-R1	Extensions or alterations to existing buildings or structures of up to 20% of GFA	
Motukiekie Island	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The extension or alteration to an existing lawfully established building or structure of up to 20% of GFA is within a building area (including the solar array extension area) identified on the Motukiekie Island Precinct Plan, associated with a permitted activity and complies with standards: PRECX-S1 Stormwater and effluent disposal CE-S1 and NFL-S1 Maximum Height CE-S2 and NFL-S2 Colours and Materials CE-S3 and NFL-S3 Earthworks and indigenous vegetation clearance</p>	<p>Activity status where compliance not achieved with PER-1 Discretionary under PRECX-R6</p> <p>Activities provided for under PER-1 are exempt from rules CE-R1 and NFL-R1</p>
PRECX-R2	Residential activity	
Motukiekie Island	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is located within the building areas identified on the Motukiekie Island Precinct Plan.</p> <p>PER-2 The number of residential units on Motukiekie Island does not exceed 5 in total (including up to two within Building Area 1).</p>	<p>Activity status where compliance not achieved with PER-1 or PER- 2: Non-complying</p>
PRECX-R3	Conservation activity	
Motukiekie Island	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Conservation activities are limited to the following:</p> <ol style="list-style-type: none"> 1. <u>planting;</u> 2. <u>pest and weed control; and</u> 3. <u>introduction of native fauna</u> 	<p>Activity status where compliance not achieved with PER-1: Non-complying</p>

<u>PRECX-R4</u>	<u>Visitor Accommodation</u>	
<u>Motukiekie Island</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>Visitor accommodation is within a residential unit, accessory building or minor residential unit located within the building areas identified on the Motukiekie Island Precinct Plan.</u></p> <p><u>PER-2</u> <u>The occupancy does not exceed 10 guests per night per residential unit (including any associated accessory building and or minor residential unit within the same building area).</u></p>	<p><u>Activity status where compliance not achieved with PER-1: Non-complying</u></p> <p><u>Activity status where compliance not achieved with PER-2: Discretionary</u></p>
<u>PRECX-R5</u>	<u>Helicopter movements</u>	
<u>Motukiekie Island</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>The number of movements (landing and take-off) does not exceed 5 per day.</u></p>	<p><u>Activity status where compliance not achieved with PER-1: Discretionary</u></p>
<u>PRECX-R6</u>	<u>New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures by more than 20% of GFA</u>	
<u>Motukiekie Island</u>	<p><u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p><u>DIS-1</u> <u>The building or structure and relocated buildings or extensions or alteration to an existing lawfully established building or structure by more than 20% of GFA is located within a building area identified in the Motukiekie Island Precinct Plan and complies with standards:</u></p> <ul style="list-style-type: none"> • <u>PRECZ-S1 Stormwater and effluent disposal</u> • <u>PRECX-S2 Special Information Requirements</u> • <u>CE-S2 and NFL-S2 Colours and Materials</u> <p><u>Note: Any application made under this rule will be subject to specific consideration of the Motukiekie Island Building Guidelines.</u></p>	<p><u>Activity status where compliance not achieved with DIS-1: Non-complying</u></p> <p><u>Activities provided for under DIS-1 are exempt from rules CE-R1 and NFL-R1</u></p>

<u>PRECX-R7</u>	<u>Activities not otherwise listed in this chapter</u>	
<u>Motukiekie Island</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>Standards</u>		
<u>PRECX-S1</u>	<u>Stormwater and effluent disposal</u>	
<u>Motukiekie Island</u>	<u>Each residential unit must have an exclusive area of at least 3,000m² available for disposing of and treating stormwater and effluent.</u>	<u>Where the standard is not met, matters of discretion are restricted to: Not applicable</u>

<u>PRECX-S2</u>	<u>Special Information requirements</u>	
<u>Motukiekie Island</u>	<p>Any application made for a new building or structure on Motukiekie Island under rule PRECX-R6 shall include assessment of effects (AEE) that addresses all the following matters:</p> <ul style="list-style-type: none"> a. <u>Ecological effects of vegetation removal and establishment</u> b. <u>Historic Heritage values and effects on those values</u> c. <u>Cultural values and effects on those values (via consultation with mana whenua)</u> d. <u>Landscape and visual effects of proposed buildings and land use activities on the Coastal Environment, Natural character and Landscape values</u> e. <u>Geotechnical site suitability</u> f. <u>Effects of earthworks and landform modification</u> g. <u>The location, height, form and massing of any proposed building and its position relative to the building areas identified on the Motukiekie Precinct Plan</u> h. <u>Site servicing (site access, electrical supply, water supply, stormwater management, wastewater treatment and effluent disposal)</u> i. <u>Construction buildings, materials and finishes</u> j. <u>Consistency with the Motukiekie Island Building Guidelines</u> k. <u>All of the matters in policy PRECX-P5, which include natural character of the coastal environment; location, scale and design, the need for and location of earthworks or vegetation clearance.</u> 	<u>Where the standard is not met, matters of discretion are restricted to: Not applicable</u>

Motukiekie Island Precinct Plan



NOTES:

Building Area 1 (Sunset Bay)

Contains existing dwelling, consented caretakers' dwelling, decks, walkways, accessory buildings and beach cabanas.

Solar Array Extension Area

Contains existing solar arrays, and provision for doubling number of solar panels to support additional buildings.

Building Area 2 (Northern Saddle)

Contains existing utilities: solar panels, water tanks, sheds, storage, nursery, vegetable garden. Canopy of Norfolk Island pine. Site for future dwelling/ staff/ visitor accommodation and ancillary buildings/structures.

Building Area 3 (Central Saddle)

Existing clearing in central saddle with lawn and picnic table. Site for future dwelling/ staff/ visitor accommodation and ancillary buildings/structures.

Building Area 4 (above Kieke Cove)

Wide ridgeline with canopy of Norfolk Island pine, eucalyptus and kanuka. Provides site for future dwelling/ staff/ visitor accommodation and ancillary buildings/structures.

Motukiekie Island Building Guidelines

Principles

- Motukiekie has special cultural, ecological, landscape and natural character values that need to be conserved.
- Motukiekie is an integral part of a wider chain of nearby islands and mainland shoreline that is appreciated by residents and visitors.
- The ever-improving state of Motukiekie reflects a considerable, long-term commitment from its owners as custodians and that stewardship role is intended to continue into the future.
- Existing as a private title, the use of the Motukiekie needs to balance the recreational and well-being needs of its owners with wider benefits and values but should do so without diminishing those wider benefits and values.
- Any future development on the island must be very carefully configured to avoid effects upon the key natural characteristics of Motukiekie or the experience of those using surrounding waters and adjacent islands. Buildings should aspire to “touch the land lightly”.

Guidelines

- Future buildings must be wholly located within the identified building areas on the Precinct Plan
- Buildings should be of a single storey design, generally not exceeding 5m above natural ground level.
- Building materials, including window coverings such as curtains and blinds, should have a light reflectance value not exceeding 25% and favour hues that are complementary to (as distinct from seeking to camouflage) the colours of the vegetation and weathered rocks of the island.
- Earthworks and/or retaining structures should be minimised to avoid potential landscape, visual amenity and natural drainage pattern effects.
- Any external lighting should be configured to minimise its presence when the island is experienced from surrounding waters and adjacent islands, with any flood and spotlighting actively avoided. Other exterior lighting may most effectively address this consideration within inward-facing low bollards and the use of containing shrouds to luminaires on the building.
- The location of existing trees and large shrubs within and in the immediate proximity of any proposed building should be identified when undertaking a site survey to allow the design of the building to retain (as far as possible) established indigenous vegetation within the building area.
- Indigenous vegetation within the building area (in particular Pohutukawa) that doesn't need to be cleared in order to establish a building, and all vegetation that surrounds the building area, is to be managed to ensure that its composition maintains a screening and buffering role relative to a building constructed in the building area. This Guideline recognises that a measure of on-going vegetation management will be necessary to avoid conflict with the building as trees grow and provide for such considerations as fire control. Such management needs to be undertaken in a careful and restrained manner that maintains the natural form of the vegetation and its screening/buffering function.

- Planting should comprise indigenous species that are represented in the natural flora of Motukiekie.
- Access to future buildings shall utilise existing service tracks to the greatest extent that is practicable, to minimise vegetation clearance, stormwater concentration or other potentially adverse effect.